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NORTH RIDGE GENERAL PLAN

MILL VALLEY COMMUNITY
CALIFORNIA



ROBERT CORNISH ASSOCIATES • CITY & REGIONAL PLANNERS

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...to assure planned development of
the challenging North Ridge topography
in keeping with the expected future
fabric of the Bay Region, the County
and the Mill Valley Community...



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* Appointed to fill unexpired term of Robert Graver
who resigned 12/31/60.

Adopted by Resolution No. 3723 N.S. of the Mill Valley City Council
April 5, 1961.

*Revoked
No plan in effect*

This is a report on the General Development Plan for North Ridge. In mid-1960 it became apparent that development of the northern hills of Mill Valley was imminent and although a full range of development guides such as master plans, subdivision and general zoning ordinances was available, the Council and Planning Commission determined that a more detailed study was required as a basis for their official actions. Consequently, on September 21, 1960 the City Council authorized its Planning Consultant, Robert Cornish, to proceed with an overall study.

North Ridge Plan sets forth projected uses of land; it contains a statement of planning objectives and standards to govern the provision of public facilities according to the uses of land and distribution of population; it contains a circulation system designed especially for the steep hills and to permit smooth flow of traffic to and from the principle traffic arteries; and it contains drafts of ordinances which will coordinate proposals with legal tools for effectuation.

MAJOR FEATURES OF THE PLAN

1. The most dense residential development is placed adjacent to ridges for view, access, and to minimize grading.
2. Drainage easements are placed over gullies and areas that carry storm run-off. These will become elements of a proposed city-wide drainage plan.
3. The east face of Mt. Tamalpais is held as an element of a Southern Marin Greenbelt System which can ultimately become part of a Bay Region park and greenbelt.
4. Tam Ridge Road connects the upper ridge areas with the Redwood Highway via Blithedale and Corte Madera ridges.
5. Residential streets are organized into a system which follows contours and uses existing fire roads where available. Otherwise the streets are short cul-de-sacs along the upper ridges.

CHAPTER I: BACKGROUND FOR PLANNING

1.01 Purpose

The purpose of this study is fourfold:

1. To assure comprehensively planned and fully integrated development of the North Ridge area in accord with the objectives of the community as reflected by Planning Commission and Council, and so become a section of the Mill Valley Community Master Plan (MVCMP).
2. To provide a policy framework to assist land developers.
3. To make a clear statement of development objectives, profiting by the mistakes of other areas within the county and region.
4. To assure that North Ridge is developed in accord with its local and regional importance.

1.02 Objectives.

For a Master Plan to be truly effective as the guide to public and private physical development it must be based on the aspirations of the citizens. These are stated in the form of planning objectives.

1. Achievement of a land use pattern which will best promote the health, safety, convenience, and welfare of all the citizens of the community. This will include maximum utilization of land consistent with a desired balance between developed and natural areas.
2. Designation of residential densities which distribute population in optimum relation to community facilities and utilities.
3. Utilization of intrinsic terrain characteristics.
4. Integration of North Ridge with the Mill Valley community and with the adjacent unincorporated lands and neighboring communities to the north: Larkspur, Corte Madera, Kent Woodlands.
5. Extension of the community character of Mill Valley to adjacent areas insofar as such character is appropriate to these areas.
6. Preservation and extension of the existing landscape by utilizing natural drainage, minimizing grading, controlling erosion by means of planting, promoting a planting plan which would include parkways, view points and trails to enhance public enjoyment of the area.
7. Provision for social and economic stability.

8. Provision for an efficient circulation system to complement the landscape and assist in its enjoyment.

9. Provision for administrative means for carrying out the Plan.

1.03 Planning Goal

Plan the challenging topography of the North Ridge area to assure its development in keeping with the expected future fabric of the Bay Region, the County and the Mill Valley Community.

1.04 Planning Principles

These guiding rules are usually based on experience and are used in formulating a plan design. The following principles apply to North Ridge:

1. Areas assigned to residential use should be free from in-harmonious affects of commercial, industrial and through circulation facilities.

2. Residential areas may have non-residential activities within them provided they serve only the surrounding residential area.

3. Circulation proposals should be coordinated with existing and planned routes of the local surrounding areas.

4. For enhancement of community appearance and property values, trafficways should be landscaped with appropriate plant materials according to the dictates of terrain and the location and nature of the facility.

5. By their location, alignments of trafficways should permit integration of related land uses. They should be compatible with the adjacent uses and landscape, and form an extension of that landscape, assisting in its enjoyment.

6. School facilities should be coordinated with recreational areas to increase the utility of each.

7. Recreation should be designed to serve the anticipated demand of users and should recognize special topographic features.

8. School sites should be located to best serve the anticipated enrollment with regard for adequacy of site for school purposes.

1.05 Standards

These are measures of adequacy or level of service of the many individual physical pieces of the city whole. By applying these standards to existing facilities it is possible to evaluate how well they serve their function. Standards reflect not only planning objectives and principles but also the resources of the community - the ability and desire to provide the stated improvements standards. Planning

standards determine, in large measure, the physical character of the city.

RESIDENTIAL DENSITIES - Density is a measure of the intensity of land use. For planning purposes, residential density is often defined in terms of the number of dwelling units per net acre (this excludes streets). By applying a factor of the average size of family to the number of dwelling units, the "holding capacity" of a given area is computed. Five classifications of average density have been designed for North Ridge, with a suggested range of lot size which easily coordinates with the zoning ordinance.

<u>Average lot size*</u>	<u>Suggested range of lot sizes</u>	
	Minimum	Maximum
20,000	15,000	25,000
30,000	20,000	40,000
60,000	40,000	80,000
100,000	80,000	130,000

*All lot sizes in square feet. To compute equivalent acreage divide by 43,560.

RECREATION - The MVCMP, page 48, contains the adopted recreation standard for the area. Based on these standards a neighborhood playground of 3.8 acres should be provided for North Ridge with a maximum service radius of 1/2 mile. Of the total 3.8 acres, 2/5 should be in passive park and 3/5 in active play area.

SCHOOLS - The standards used here are those of the California Dept. of Education and the Mill Valley School District.

The standard applicable to North Ridge is:

Grades K-6	minimum of 10 useable acres plus one additional acre for each 100 ultimate pupils over 500.	1/2 mile maximum distance from home to school. 1/4 mile preferred.
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Due to the particular type of units anticipated for the area, and the difficult terrain, secondary school facilities at Alto and Park are planned to service North Ridge.

CIRCULATION AND TRANSPORTATION - The basic standards contained in the MVCMP are used where applicable. In areas of unusual topography, special hillside standards may be applied which will provide for adequate levels of service, minimize grading and disturbance of the natural slopes, and assist in achieving an acceptable aesthetic appearance. Generally, hillside standards call for 11 feet of paving for traveled way, 8 feet of paving for parallel on-street parking, standard curb and gutter for drainage control, and a guard rail where a split level street is constructed. Hillside standards are applied on the recommendation of the City Engineer. See 4.07.

1.06 Assumptions

GENERAL

1. No major wars or natural catastrophies will occur.
2. The present shift of national population toward the south-west and coastal regions will continue as will the metropolitanization of the population.
3. Rising disposable incomes will create an expanded market for fine homesites.
4. Increasing leisure will cause the creation of many metropolitan greenbelts and higher levels of recreation facilities.

REGIONAL

1. The San Francisco Bay Region will continue to be the financial center of the West.
2. San Francisco will continue to be the northern California location for the executive and primary administrative functions of major firms.
3. Development pressures on Marin County will increase as it contains the largest areas suitable for development which are close to the regional center of gravity.
4. Rapid Transit will become a reality within the decade.
5. Bay Region economy will generate population pressure sufficiently to force development of North Ridge in the near future.

LOCAL

1. North Ridge residents will find their occupations mainly in San Francisco. There will be a somewhat higher percentage of retired and semi-retired persons than in the balance of the Mill Valley community.
2. Age composition of North Ridge will shift to a slightly higher average age.
3. Residential density will be 3.2 persons per dwelling unit. This is similar to the 1960 unit density for Kent Woodlands.
4. The K-6 population per dwelling unit will be 0.68.

1.07 Community Character

Mill Valley is a mountain village located 25 minutes across the Golden Gate from the financial heart of the West in San Francisco. Its character results from a combination of its great natural beauty and the levels of attainment of its social, governmental and economic institutions. Perhaps because the area is extremely well defined by vigorous topography, a strong tradition of home rule and citizen participation in government has developed, contributing to the sense of a genuine community, quite apart from the typical postwar subdivision.

People choosing the Mill Valley area for residence have a strong affinity for the out-of-doors and a special appreciation of its outstanding mountain village environment.

Mill Valley has always attracted person with interests and talents in the arts and sciences. It is possible to have one's occupation in San Francisco and yet seek "the good life" with home base in an area sympathetic to the development of social, intellectual and artistic endeavors. For these reasons Mill Valley has an established reputation as a unique community.

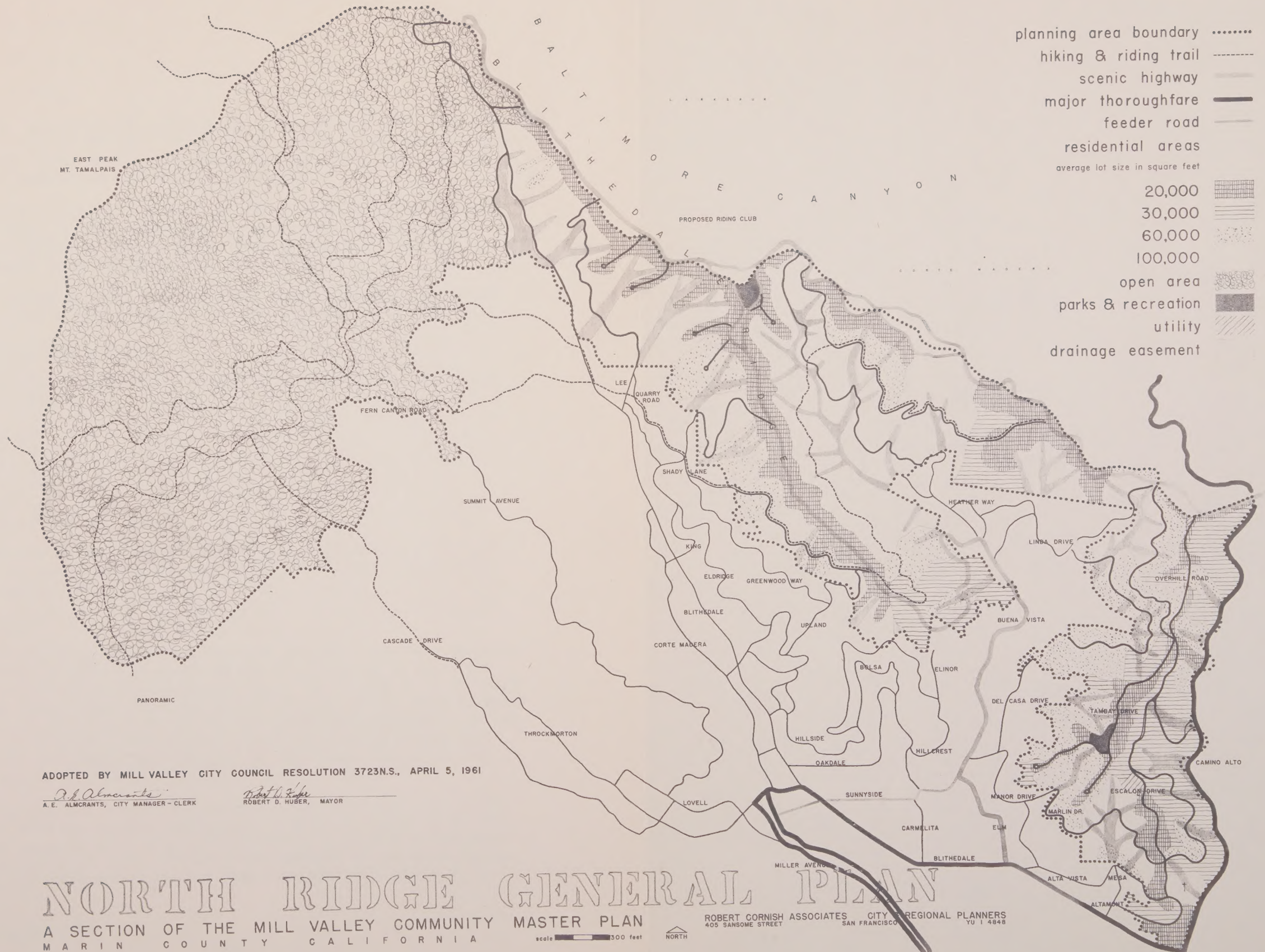
Although incomes are substantially above those of the rest of the State and Region, Mill Valley has not attracted persons seeking a "prestige" location; it is difficult to modify significantly the environment by means of costly developments.

1.08 Regional Considerations

In general, the City of Mill Valley lies around the southeast base of Mt. Tamalpais in the southern portion of Marin County. It is as much a part of San Francisco economically and socially as it is of Marin County, and is generally regarded as one of the Region's more sophisticated cities.

North Ridge extends from the east peak of Mt. Tamalpais to Camino Alto and defines the northern limit of the Mill Valley Community. Because it is virtually fog free, has a masterful panoramic view of the entire Bay Region, and is located conveniently to existing and planned major circulation facilities, it is considered a primary residential location within the Region.

- planning area boundary
hiking & riding trail - - - - -
scenic highway ————
major thoroughfare ————
feeder road ————
residential areas
average lot size in square feet
20,000 [grid pattern]
30,000 [horizontal lines]
60,000 [diagonal lines]
100,000 [stippled pattern]
open area [white]
parks & recreation [dark stippled]
utility [hatched]
drainage easement [wavy lines]



ADOPTED BY MILL VALLEY CITY COUNCIL RESOLUTION 3723N.S., APRIL 5, 1961

A.E. Almcraints
A. E. ALMCRAINTS, CITY MANAGER - CLERK

Robert D. Huber
ROBERT D. HUBER, MAYOR

NORTH RIDGE GENERAL PLAN

A SECTION OF THE MILL VALLEY COMMUNITY MASTER PLAN
MARIN COUNTY CALIFORNIA

scale 300 feet

NORTH

ROBERT CORNISH ASSOCIATES, CITY REGIONAL PLANNERS
405 SANSOME STREET, SAN FRANCISCO, CALIF. 94104
YU 14848

CHAPTER II: THE PLAN

2.02 Site Analysis

Topography

The land within the North Ridge planning area falls away from its high point of 2604 feet to the narrow ridges of Blithedale, Corte Madera, and "grass hill". The ridges are relatively level but the land drops quickly on both sides into canyons.

Areas of special interest include "Knob Hill" at the extreme northern limit of the planning area, the knob at the junction of Blithedale and Corte Madera ridges, "Little Tam Peak", and the small plateau above the water tank on "grass hill".

Northfacing slopes are generally densely forested, while the southwest facing slopes support only short grasses and chaparral.

Slope Classification

The entire planning area has been classified into six groups of percent grade:

- 0 - 10
- 10 - 20
- 20 - 30
- 30 - 50
- 50 - 70
- 70 and over

Percent slope is one of several criteria* used in arriving at the planned densities for the North Ridge area. (See exhibit map, Mill Valley City Hall.)

2.03 Geology

The Marin peninsula is a mountain mass which has been depressed sufficiently to allow the waters of the Pacific Ocean to enter the stream valleys and so form them into bays. Mt. Tamalpais is the highest point (2604') from which the land falls away on all sides in steep slopes in an alternation of canyons and steep crested ridges. On the bay side particularly, the canyons are all of steep grade and have steep sides, but where they approach the sea level they widen very notably and their bottoms become flaring, flat valley floors.

The contrast between the extremely indentate bay side of the peninsula with the Pacific side and the geomorphic asymmetry of the peninsula suggests that it is a tilted block, depressed on the east and elevated on the west. In fact, the mainland of the Marin Peninsula and the north end of the San Francisco Peninsula appear to be

*See paragraph 2.06

parts of the same tilted block and have had a common geomorphic history. This block is separated superficially by the Golden Gate into two parts. The Golden Gate is the gorge caused by the ancestral Sacramento River which maintained itself across the block during the slow process of its tilting and which, after the depression of the region, became a marine strait through which the sea flooded the valley on the lower side of the block.

North Ridge is composed entirely of undifferentiated sandstones of the so-called Franciscan Group. This group was named from San Francisco and southern Marin County where it occurs in extensive exposures and from which it was first described. It consists of three types: (1) sedimentary rock predominantly sandstone and clearly marine in origin; (2) intercalated lavas of recent age; (3) crystalline schists (a minor amount) which have been formed by the metamorphism of the sedimentary and igneous rocks. The prevailing rock is a massive, obscurely-bedded sandstone of medium texture and dark greenish-gray color that weathers near the surface to a buff color.

Where the rock has been recently exposed, it is so strongly cemented that when it is broken the fracture traverses its grain.

At cuts, a section through the hill reveals a somewhat shattered appearance, being traversed in all directions by intersecting parting planes or joints. Almost all of these partings have been caused by weathering and have assisted in the slow disintegration of the sandstone. Consequently, they are more numerous near the surface and have divided the sandstone immediately beneath the topsoil into small angular pieces which, when loosened, are incorporated into the soil itself. The sharp alternation of wet and dry seasons is particularly favorable to this disintegration.

A number of faults in southern Marin have been recognized by dislocations in the Franciscan strata. In the main portion of the Franciscan Group, however, where the rocks are prevailingly sandstone, similar faults are difficult to detect, and even if a fault is observed at one place it is difficult to follow and map. Therefore, it is concluded that the area probably has many more faults than are shown on the geologic maps.

Although faults have been recognized along Baltimore Canyon and Blithedale Canyon which extend throughout the length of the Tiburon Peninsula, no faults appear between these long Blithedale and Corte Madera Ridges (North Ridge). This area is underlain predominantly with massive sandstone.

2.04 Soils

Because the soil of the Main Peninsula is mainly residual, its character depends on the kind of underlying rocks. The principal formation, sandstone, produces a sandy loam which is scant on the

steep slopes. Where occasional spheroidal basalt exists, it produces a red soil. The valley floors are a deep fertile alluvium formed by the wash of the surrounding slopes. North Ridge is composed almost entirely of Altamont, Mariposa and loams. A thin rough broken phase of these soils covers the entire study area to the north and west of the municipal golf course.

2.05 Climate

The climate of North Ridge, unlike that of San Francisco, is characterized by fairly well marked seasonal changes in temperature. While the mean annual temperature of 55 F* is virtually the same as that of San Francisco, the mean January temperature is 40 F and the mean July temperature is 70 F. The mean annual rainfall (50 plus inches) is over double that of San Francisco. Prevailing winds are northwest and their average velocity on Mt. Tamalpais is 17.8 m.p.h.

2.06 Residential Areas

Density determination is based on several criteria:

- A. Percent slope of land.
- B. Proximity to existing and planned access routes
and major circulation routes.
- C. Type of ground cover.
- D. General orientation.
- E. Proximity to existing and planned shopping
facilities.
- F. Character of neighboring development.

At North Ridge, the Plan proposes the highest density areas along the relatively flat ridges. These are serviced by the major circulation routes. The density decreases as locations become more remote, farther from the community center, access more difficult, and terrain steeper and more heavily wooded.

2.07 Circulation and Transportation

FACILITY TYPES - The planned system consists of three types of facilities:

A. The spine running along the ridges between Knob Hill and the Redwood Highway. This is to be known as "Tamalpais Ridge Road." It has an extension along Blithedale Ridge which connects to Buena Vista Avenue.

A bridge will carry vehicles over Camino Alto at the ridge and promote use of this route to U.S. 101 by hill residents rather than Blithedale Avenue. This will relieve city streets of part of the additional traffic and minimize the burden of Blithedale Avenue. Also it is planned that this route will serve the north end of Alto Valley.

*At Kentfield

B. The second type of facility is the residential land service road which runs parallel with contours. In nearly all instances these exist in the form of fire roads. Thus, additional grading and expense to the developer is held to the minimum. These roads have been extended to form loops rather than permit long and unsafe cul-de-sacs.

C. The third type of facility is the short cul-de-sac serving short upper ridges. These roads will best serve this special type of terrain because of the narrowness of the ridges and their limited useable length.

It is assumed that rapid transit will be a reality and serve part of the transportation needs of North Ridge. Access will be by (1) Camino Alto-East Blithedale or (2) Tamalpais Ridge Road.

In all areas of North Ridge, the assigned daily trips per dwelling unit to the various routes will be adequately served by two lane roads. Additional practical capacity remains for recreation travel.

2.08 Public Facilities

The holding capacity of North Ridge as planned is 867 dwelling units, and the expected K-6 grade enrollment is estimated at 590 pupils. As stated above in paragraph 1.05, no school site is recommended because of the type of units anticipated for the area and because it is extremely difficult to satisfy school site development requirements due to topography and general configuration of the planning area.

2.09 Parks, Recreation

Application of the standard for neighborhood facilities indicates the need for 3.8 acres, 2.3 of which should be in active play area, and the remainder in passive park. Two sites are recommended. Each has excellent locational and environmental qualities for these uses.

The smaller site is protected from the prevailing wind by a densely forested area to the northwest. The site itself is flat and can become a focal point for enjoyment by all surrounding residents and contribute to the enhancement of the area. The site corresponds with that selected in the MVCMP. Unusually fine views of southern Marin and San Francisco are provided and means should be established to protect these from encroachment by residential development. It is recommended that the site be retained essentially for open play although limited apparatus could be permitted in the sheltered northwest part against the trees.

The larger site at the junction of Blithedale and Corte Madera ridges is presently a knob. This forms the hub of North Ridge and should be its focal point. Site development is necessary to provide for active play such as tennis, volley ball and basket ball and per-

haps swimming. Site planning should recognize the outstanding views and provide suitable protection from prevailing winds. The facility should be primarily for the use of residents although public access to views, etc., should be permitted.

The east face of Mt. Tamalpais constitutes a planned greenbelt within the North Ridge planning area. Throughout this greenbelt are connecting hiking and riding trails which form a system with those planned in the low density residential area. North Ridge greenbelts will eventually become one of the most important links of a Bay Region greenbelt circuit.

2.10 Landscape Plan

To ensure the retention of the existing basic landscape qualities of North Ridge and to extend these qualities where deemed appropriate, it is recommended that a landscape plan be coordinated with the General Development Plan, to be prepared jointly by the Parks & Recreation Commission and the Planning Commission, their staffs and appropriate sub-committees.

2.11 Utilities

WATER - North Ridge is within the boundaries of the MMWD. Facilities presently within the planning area include a 16-inch water main which originates at Bon Tempe Lake. Presently 7,000,000 gallons per day can be delivered by this facility. Another trunk line parallel to it is contemplated by the District. There are also 3 storage tanks, the largest one being located on "grass hill" near Camino Alto. No additional storage facilities are proposed at this location.

TELEPHONE - North Ridge is within the area serviced by Pacific Telephone Company.

GAS AND ELECTRIC SERVICE - To be provided by Pacific Gas and Electric Company. Underground facilities, especially along ridges, considered desirable.

2.12 Public Safety

The limited number of residents projected for North Ridge will not require sub-stations for fire and police facilities providing development of the circulation system proceeds as shown. Any modifications to the basic system should be subject to the written approval of the department heads and filed with the Planning Commission.

2.13 Drainage

The NRGD designates drainage easements over natural drainage areas to promote their continued unobstructed use.

Drainage easements prohibit construction which might jeopardize flow of natural storm run-off and are a part of the property deed and "run with the land"; this is, they pass from owner to owner as ownership changes.

These easements will service the upper reaches of the public drainage system for the Mill Valley Community. Building over drainage easements is subject to approval of the City Engineer.

2.14 Sewage

For sites having a minimum area of 1/2 acre, individual sewage disposal systems may be practical. This system recently has been the subject of a study by a consultant group and has been declared practical by the interested county authorities. The use of such a system promotes the design of larger sites. Normally then, for a given area, as lot sizes increase, public facilities required to service the area decrease. For all sites of less than 1/2 acre, connection to the city sewer system will be required. All facilities are subject to the approval of the City Engineer.

CHAPTER III: ANALYSIS OF LAND USE

The following is a quantitative analysis of the several uses of land within the planning area of North Ridge.

Over one-half (53.5%) of North Ridge is planned for "Open Area" which is by far the largest single use category. This recommended greenbelt is a planned continuation of the lands of Mt. Tamalpais State Park and Muir Woods National Monument. Although the area is presently owned by the Marin Municipal Water District, the land no longer functions for the collection of water for the District's system. It is essential that ownership or development rights in the land be acquired by a public agency if this land is to remain open and available to the public.

The second largest category is the low-density areas of 2½ acre sites (100,000 square feet). These occupy 16.64% of the planning area and account for 42.4% of the developed area. About 12% of the residences will be built within these areas. The steepest land and some of the heavily wooded land is planned for this low-density development, as a means of minimizing grading of the sideslopes, and cutting of trees.

The 60,000 square foot lots are generally in transitional areas mostly on westerly slopes. Over 8% of the residences can be built within 129 acres of these areas.

Approximately 88 acres are planned for three-quarter acre sites to be located on 6% of the planning area. Generally, land of moderate grade with good access is so designated.

"Short half acre" sites are planned for 20% of the developed area, and 7.9% of the total area. The residences within these areas will account for 62% of the total number.

It is assumed that streets will occupy 15% of the developed area, or 102 acres. This percentage is somewhat lower than that found in most residential areas due to the terrain and efforts to concentrate development occasionally where feasible.

Within the residential areas, the overall density is 1.27 dwelling units per acre. For the entire planning area, including the open area, overall density is 0.59 dwelling units per acre.

On the basis of 3.2 persons per household*, the total population will be 2,775 persons.

* Assumed population per dwelling unit, similar to Kent Woodlands in 1960.

DEVELOPED LAND

AV. SQ. FT. PER LOT	GROSS R ACRES	% TOTAL R ACRES	LESS 15% FOR STREETS	NET R ACRES	DU'S PER ACRE	DU'S	% TOTAL DU'S
20,000**	137.0	20.0	20.4	116.6	4.60	538	62.0
30,000**	103.2	15.2	15.5	87.7	1.45	127	14.6
60,000**	152.0	22.4	22.8	129.2	0.73	94	10.9
100,000							
100,000**	289.0	42.4	43.4	245.6	0.44	108	12.5
Total Devel- oped Area	681.2	100.0	102.1	579.1		867	100.0

Average residential density, 1.27 DU's per acre.

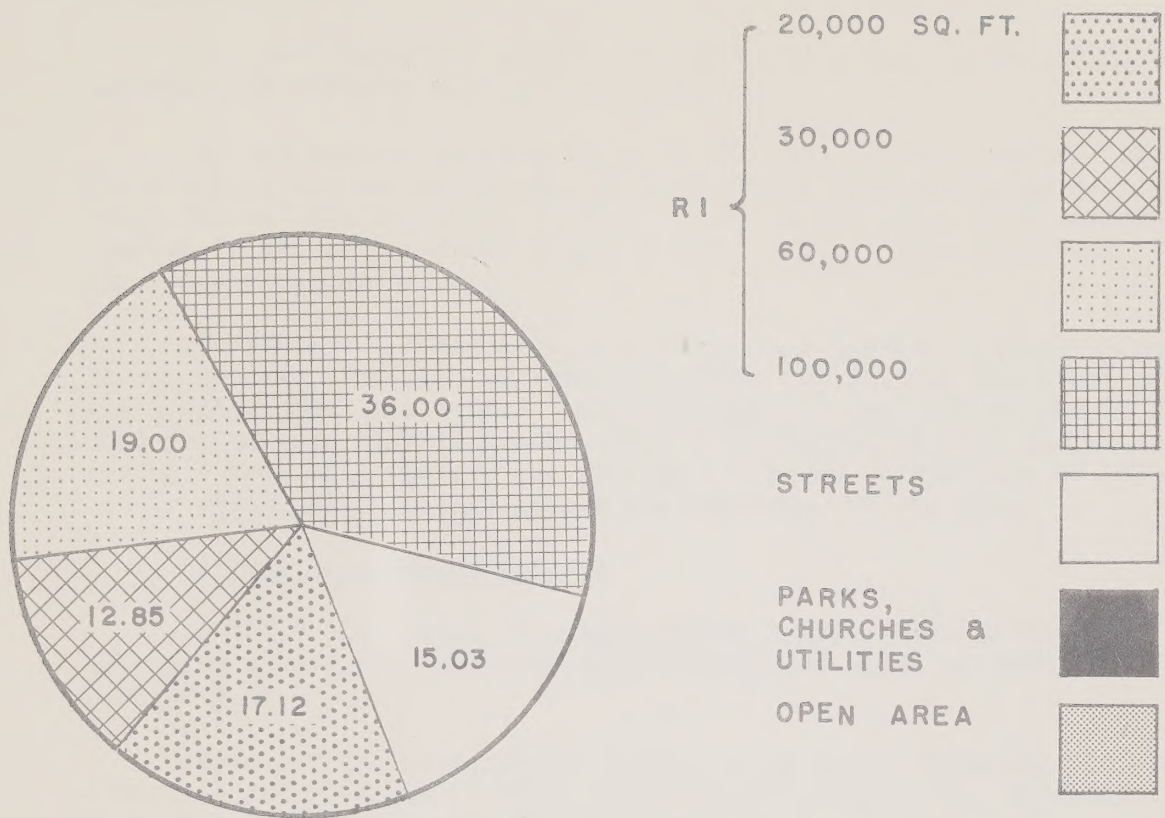
867 DU's X 3.2* equals 2775 total population.

TOTAL NORTH RIDGE AREA

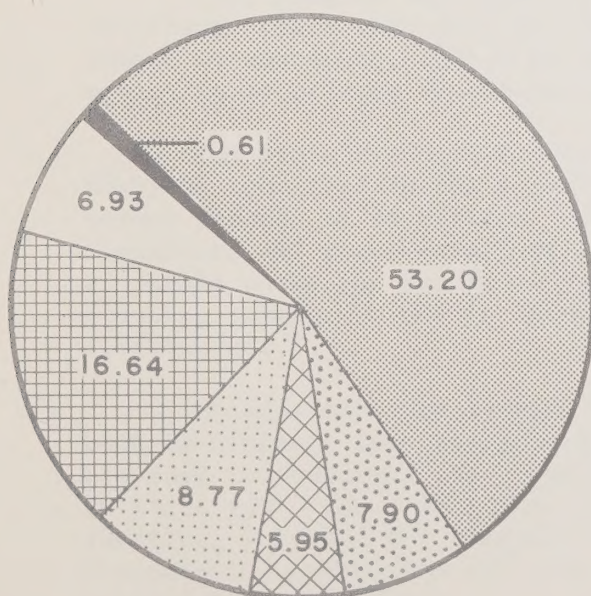
USE	ACRES	% TOTAL ACRES
20,000**	116.6	7.90
30,000**	87.7	5.95
60,000**	129.2	8.77
100,000**	245.6	16.64
Streets	102.1	6.93
Parks	3.8	
Church	4.0	0.61
Utility	1.2	
Open Area	<u>784.0</u>	<u>53.20</u>
	1474.2	100.0

* Population per household.

** Single Family Area (R-1).



PERCENT OF DEVELOPED LAND



PERCENT OF TOTAL NORTH RIDGE AREA

CHAPTER IV. IMPLEMENTING THE PLAN

4.01 Zoning

The most important single step in setting NRGF in motion is the enactment of suitable zoning legislation.

At its regular meeting of April 19, 1961 the Mill Valley City Council held the second reading of a temporary Interim Zoning Ordinance which "froze" the densities to those shown on the map. This action applies to the incorporated parts of North Ridge. (See Temporary Interim Zoning Map below.)

To achieve a reasonable plan based on a logical planning area, it was necessary to plan extraterritorially and include lands not presently within the city limits. Implementing the entire plan should proceed in the same overall manner, with coordination of city and county zoning. This will require the passage of zoning regulations by the county which will put into effect the densities of the plan.

4.02 Capital Improvement Program

A C.I.P. is a list of needed public improvements arranged according to priority and including recommended means of financing each project.

Recently the city administration began such a program. It is a list of proposed public works recommended for planning, initiation, or construction during the ensuing fiscal year. Thus all public expenditures for physical improvements to the community are reviewed with reference to the master plan, assuring efficient expenditure of funds and avoiding costly mistakes.

This program represents the principal means of translating long-range plans into reality, so far as the public sector of development is concerned, and is as important to public development as zoning is to private development.

The State Planning Law provides that lists of proposed public works be submitted to the planning commission at least three months before the end of each fiscal year. The commission then lists and classifies all recommendations and prepares a coordinated program of public works for the fiscal year. A program is developed by the planning commission and is recommended to the city manager and/or city council.

Because the city manager is the one official responsible for both development and finances, greater emphasis has been placed on his role in preparing the program in Mill Valley than is stipulated in state law. The preparation of such a program is a management function, provided the Planning Commission conducts a review of the projects for conformity with the master plan, makes adjustments and establishes priorities.



prepared by
ROBERT CORNISH ASSOCIATES
city & regional planners

0 500 1000 FEET

NORTH RIDGE

TEMPORARY INTERIM ZONING MAP

NUMBERS INDICATE MINIMUM LOT SIZE IN THOUSANDS OF SQUARE FEET

ORDINANCE NO. 503 APRIL 19, 1961
OTHER THAN "U" ALL USES ARE "R1"

NORTH

The Finance Department should assist in prescribing the sources of financing because of its knowledge of current and expected future revenues.

4.03 Planned Unit Development

This is a section of the zoning ordinance. It permits site planning and development for which the specific provisions of the zoning ordinance are waived. The purpose is to encourage comprehensive site planning and diversification in the relationships of various buildings, structures, and open spaces. Further, it allows variation in densities, not otherwise possible.

All proposed P.U.D.'s must be in substantial conformance to the master or general plan, and to any precise plans.

Because this provision of the zoning ordinance is particularly suitable for North Ridge, it is anticipated that many owners and developers will elect to use its provisions.

4.04 Excavation Ordinance

This ordinance regulates filling and excavating on lots with a natural average slope exceeding 10 percent. The City Manager (or his designated agent) is responsible for its administration and the issuance of permits.

The ordinance establishes the procedure for permit application; fees, bonds, and insurance; various provisions for drainage, ground cover, debris removal; hours of work; inspections, revocation; and penalties.

At North Ridge, because nearly all potential building sites exceed 10 percent slope, adequate safeguards during earth moving operations will be obtained by the excavation ordinance.

4.05 Annual Review and Amendment Procedure

State law provides that the Planning Commission may amend or extend to the master plan when required by either changed conditions or further studies made by the Commission. The legal procedure is the same as for initial adoption.

The City Council may also initiate changes to all or part of a master plan but the changes must first be referred to the Planning Commission for a report, at which time at least one public hearing is required.

In addition to the above, it is recommended that the Planning Commission establish a regular time each year for a review of the master plan. In this way it will continue to serve the public well as a guide for the physical development of the community.

4.06 Automatic Set-Back Variance - Carports and Garages

The County zoning ordinance permits the location of private garages to within three feet of the front and side lines of the lot where the slope of the front half of the lot is greater than one foot rise or fall in a distance of five feet from the established street elevations at the property line, or where the elevation of the lot at the street line is five feet or more above or below the established street elevation.

This ordinance has been operating successfully since 1948 and has relieved the Planning Commission of routine administration of this recurring problem. If there were similar provisions in the Mill Valley zoning ordinance, it would undoubtedly relieve the Mill Valley Planning Commission and City Council of the same burden.

4.07 Subdivision Ordinance

This ordinance regulates the subdivision of any parcel of land into two or more parcels. It establishes the type of improvements to be made and their minimum standards. The form of and procedures for filing of the Tentative and Final Maps is set forth and special procedures are listed for subdivisions of less than five lots.

In addition to the standard street and curb sections, special Hillside Street Cross-Sections have been developed which endeavor to provide necessary access and parking while doing minimum violence to the terrain. These are applied on the recommendation of the City Engineer.

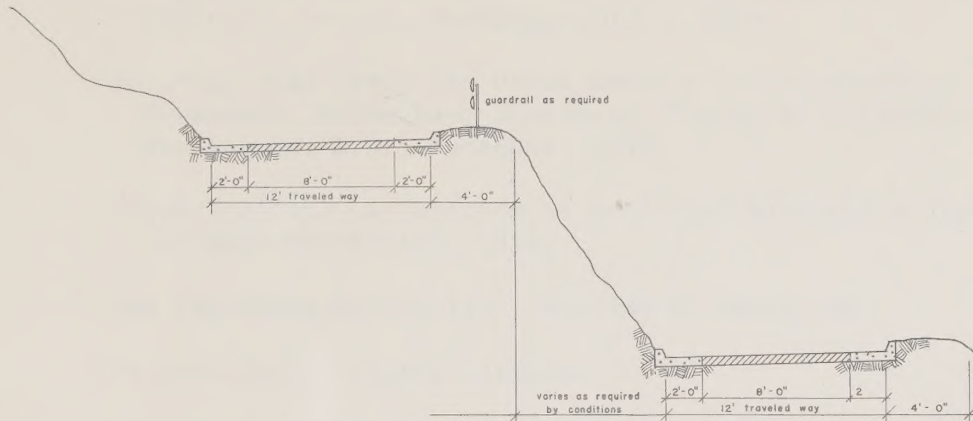
Where the subdivider does not elect to use the Planned Unit Development provisions of the zoning ordinance, the minimum lot sizes of Ordinance No. 493 will obtain for slopes between ten and forty percent. This "slope ordinance" relates lot slope to lot size. Lot sizes can be modified only by use of the P.U.D.

4.08 Promotion

The State Planning Law charges each planning commission or planning department with the responsibility to promote public interest in and understanding of the master plan and the regulations relating to it.

Ever since the original Mill Valley master plan program began, public interest in local planning has been high. Both commissioners and councilmen have kept the public informed of events and the administration has encouraged citizen participation in planning matters. Indeed, much of the work done on the master plan was possible only because of voluntary citizen effort. It appears that this tradition is flourishing and will continue to be the ultimate soundingboard for community policy-making.

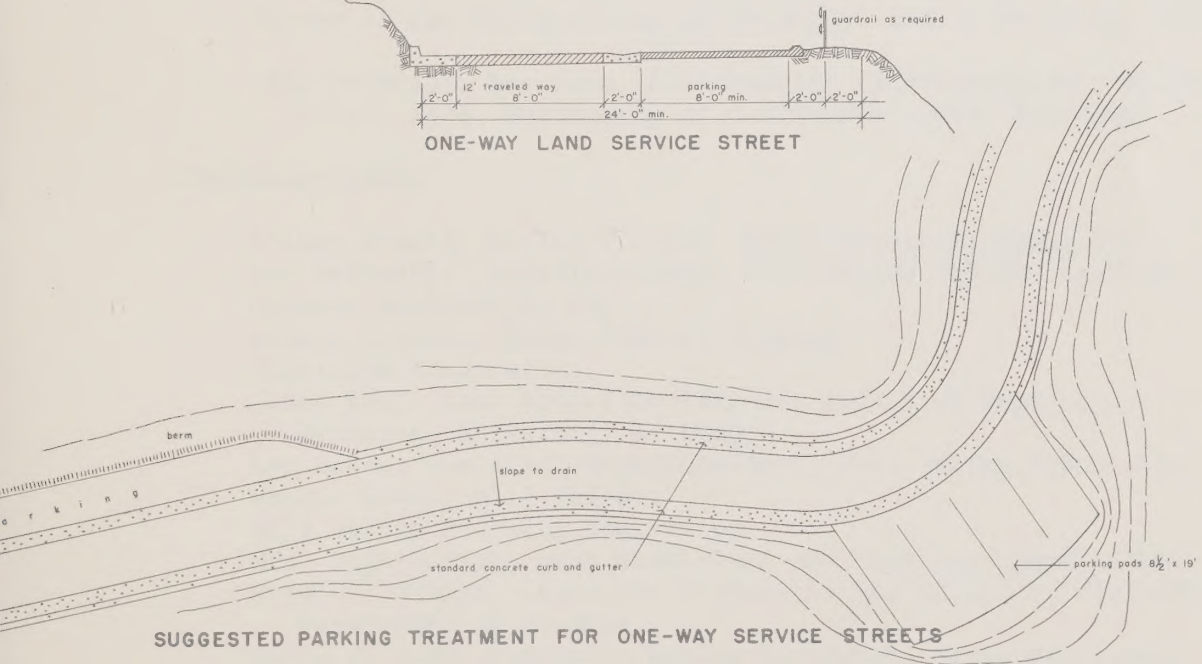
SPECIAL HILLSIDE STREET CROSS SECTIONS



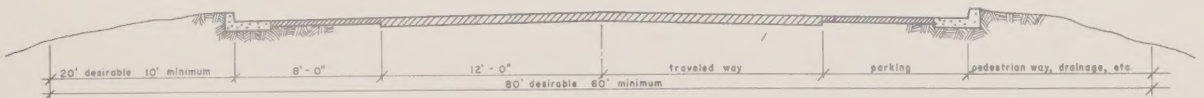
TWO LEVEL LAND SERVICE STREET

no on-street parking
parking to be provided in the ratio of 4 spaces for each dwelling unit.
subject to approval of city engineer.

ONE-WAY LAND SERVICE STREET



SUGGESTED PARKING TREATMENT FOR ONE-WAY SERVICE STREETS



SCENIC HIGHWAY

on-street parking may be omitted where parking compounds are provided.
Intersection to existing streets subject to approval of Planning Commission.

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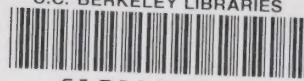
Mill Valley Planning Commission.

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